

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A wonderfully extended and re-furbished freehold property
- * Three bedrooms to the main house and one in the Annex
- * Entrance hall with Minton tiled floor
- * Living room
- * Stunning living kitchen with dining and family areas
- * Utility and guests cloakroom
- * Three bedrooms and luxury bathroom
- * Well manicured front and rear garden
- * Rear annex that has a bedroom and shower room
- * Incredibly versatile accommodation



7 Florence Road, Sutton Coldfield, B73 5NJ ~ Offers Over £400,000

Acres are delighted to market this beautifully refurbished and extended freehold property that is council tax band C. Benefiting from double glazing and gas central heating (both where specified) the interiors enjoy, welcoming entrance hall with beautiful Minton tiled floor, living room, incredible living kitchen having a re-fitted kitchen with island and integral appliances, dining area and family area with bi-folding doors out to garden, separate utility and guests cloakroom. To the first floor are three bedrooms and luxury re-fitted bathroom with stand alone bath and walk in shower. Outside is a stone chipped fore garden and to the rear is a beautifully manicured rear garden with a newly built annex to far rear offering a double bedroom and shower room. This could also work incredibly well if you work from home. Viewing is essential to appreciate how well these versatile interiors work in so many ways. EPC rating D

Access is via A boarded stone chipped fore garden offering parking space, leading to feature reception door into:

HALLWAY A delightful entrance with inset mat well, Minton tiled floor, staircase to first floor and doors into:

FAMILY LOUNGE 11'8" max into bay 10'1" min x 12'9" Double glazed bay window to front, radiator

LIVING KITCHEN An incredible area offering modern day living including

KITCHEN 20'6" x 11'2" min 13'1" max A beautifully re-fitted two toned kitchen with island including, wine cooler, drawer, base and eye level cupboards, integrated fridge freezer and dishwasher, pull out bin, fitted four ring induction hob (Bosch) with chimney styled Bosch extraction hood over, double oven including microwave (All Bosch) stainless steel sink with etched drainer, quartz worksurface, upstands and glazed splash backs to hob area, underfloor heating, double glazed double opening doors to garden, spotlights to ceiling, door into utility and open access into:

FAMILY ROOM 12'0" x 7'10" Double glazed picture window to rear and double glazed bi folding doors to side, radiator, continuation of grey toned Karndean herringbone flooring

UTILITY/LAUNDRY Having larder and base units, circular laundry sink, worksurface, continuation of flooring and door into:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, continuation of flooring, stylish tiling to splash backs

FIRST FLOOR LANDING Access to loft space, door into full height storage cupboard, and further doors into

BEDROOM ONE 10'2" x 9'8" plus door well Double glazed window to front, radiator

BEDROOM TWO 11'0" x 10'5" Double glazed window to rear, radiator

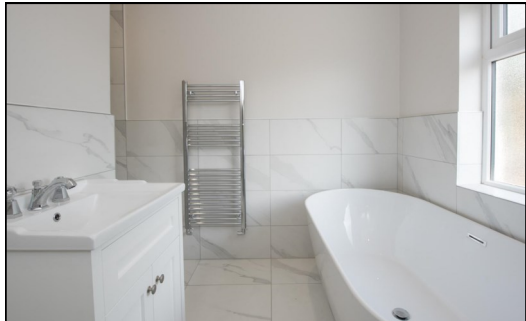
BEDROOM THREE 10'00" to recess 7'0" min x 6'6" max Double glazed window to front, radiator

LUXURY REFITTED BATHROOM Having a stand along double ended bath with free standing tap and rinser aid, wash hand basin set into a vanity unit, close coupled WC, walk in shower area with overhead shower and rinser, chrome ladder style radiator/towel rail, double glazed opaque window to rear, spotlights to ceiling and stunning marble effect tiling to part walls and floor

REAR GARDEN A beautifully manicured lawned garden with patio and pathway to rear giving access into

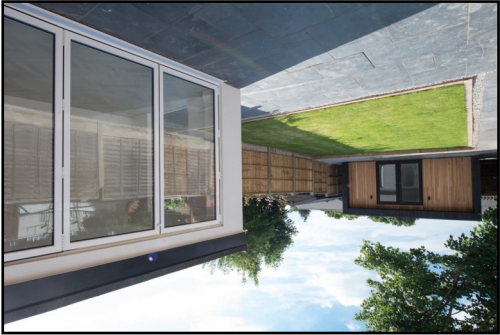
ANNEX/GARDEN ROOM 10'4" x 14'1" including en-suite Double glazed double opening door, slimline electric heater, base and wall mounted unit, circular sink and worksurface, door into:

SHOWER ROOM Self contained shower cubicle with electric shower, wash hand basin set into a vanity unit, close coupled WC, spotlights and extractor fan to ceiling, tiling to part walls and floor, electric chrome ladder style radiator/towel rail



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





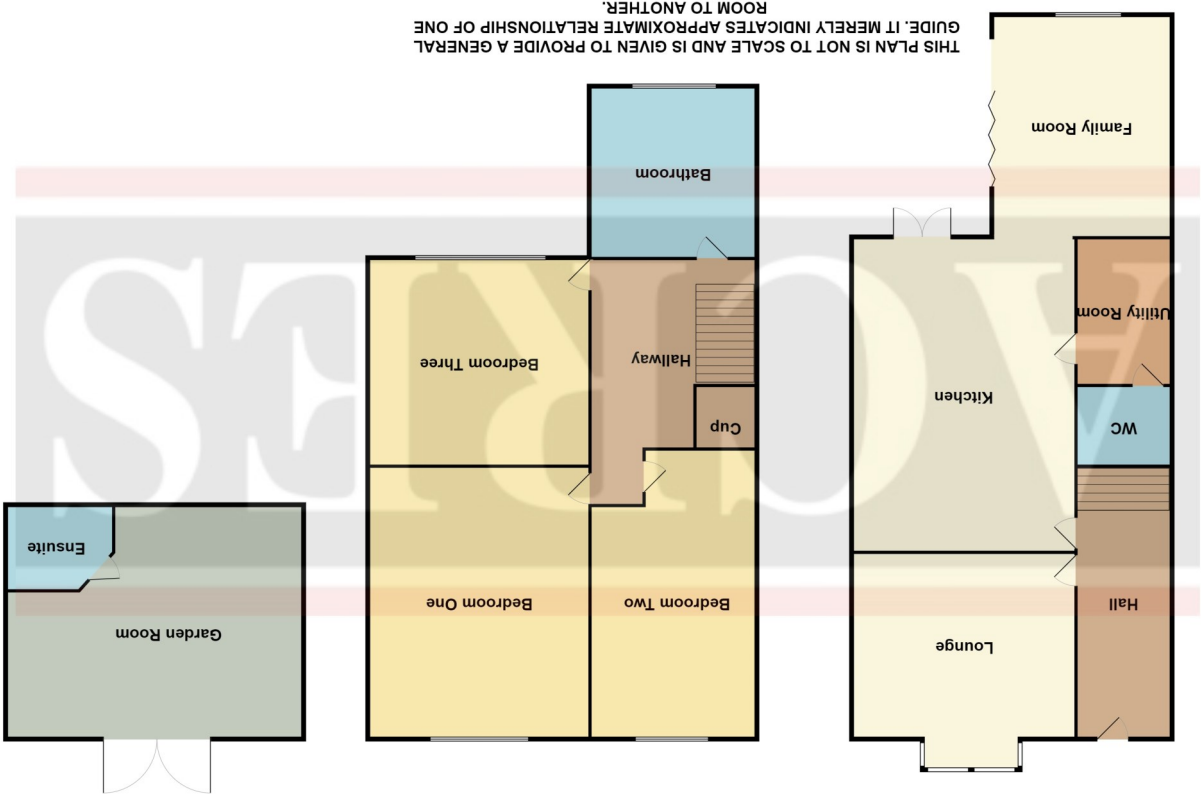
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	79 C
39-54	E		
21-38	F		
1-20	G		

TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.